



**Concept / Final
Staff Report
Mount Airy Planning Commission
July 26, 2021
Revised as per Planning Commission meeting**

PROJECT: King's Sport Construction
Twin Arch Business Park, Section IV, Lot 15

FILE NO. S-20-0020

APPLICANT: King's Sport Construction
9215 Brown Church Road
Mount Airy, MD 21701

ENGINEER: VanMar Associates, Inc.
310 South Main Street
P.O. Box 328
Mount Airy, Maryland 21771

PROPOSED USE: Office/Warehouse and Storage

REQUEST: **Concept/Final Site Development Plan Approval**
The Applicant is requesting Concept/Final Site Development Plan Approval to establish a business on a remaining portion of the Full farm property. Total acreage of this parcel is 19.1315+/-

PROJECT INFORMATION:

ADDRESS/LOCATION:	Lot 15, Twin Arch Business Park
TAX MAP/PARCEL:	Tax Map 0075 Parcel 0014 & 0310
ZONING:	I – Industrial
COMPREHENSIVE PLAN:	Flex Industrial
PROPOSED USE:	Office / Warehouse / Storage
WATER/SEWER:	W-1/S-1 <i>Existing/Final Planning</i>

DEVELOPMENT REQUEST

The Applicant is requesting Concept / Final Site Development Plan Approval for the establishment of an Office/Warehouse and Storage on Lot 15 located in Section Four of the Twin Arch Business Park. The proposed use is being reviewed as warehousing, storage, and office under the heading of Provisions Governing Industrial Districts per §112-45 (I -District) in the Town of Mount Airy Zoning Ordinance.

BACKGROUND

History:

Twin Arch Business Park Section Four received final subdivision approval in 2011. Lot 15 was approved and recorded in Plat Book 55, Page 324&325 and contained 22.2352acres, A Portion of this property was transferred to Lot 18A, for J&J Trash site plan recorded in Plat Book 55, Page 326. Leaving a total 19.1315 +/-acres as a remaining portion of the Full Property.

CONCEPT / FINAL PLAN REVIEW

In General:

The concept plan review stage provides the opportunity to receive comments and generate dialogue about the overall general layout and design of the proposed project including sensitive areas, topography, drainage, floodplains, building footprints, bulk requirements, architecture, parking areas, open spaces, walkways, means of ingress and egress, circulation within the site, street design/road width, landscaping, signs, lighting, trash enclosures, screening devices, and other information that reasonably may be required given a particular site location or proposed use. Although the list of considerations for the concept plan review is extensive, the concept plan will typically not include detailed engineering aspects relating to the Town's standard details and specifications. The Town of Mount Airy Code provides the statutory framework with respect to the manner in which land located within the incorporated limits shall be developed while also guiding the processes associated with the review of site development and subdivision development plans. The applicable code section(s) will vary given the zoning of the land, proposed land use, applicable special development regulations, etc. The staff findings outlined below are intended to provide a general summary to guide the Planning Commission as to the evaluation of the proposed project and the applicable Town Code sections. Throughout the plan review process, Town and County agency comments are provided to the applicant and/or project engineer and serve as a more detailed account because of the technical plan review. As agency comments are addressed, the general site layout and related elements may be updated for subsequent internal review of the concept plan revisions. The shared goal is to address any outstanding comments which are considered substantial (may impact proposed the site layout, function of ingress/egress, aesthetics, etc.) prior to bringing a plan to the Planning Commission for consideration and approval, conditional or otherwise, to position the concept plan into such a state whereby only minor modifications that staff would be able to accept moving forward into the final site plan stage.

In this case, staff can recommend conditional approval of the Concept / Final site plan as proposed. Below is a summary of the plan review elements and related comments.

REVIEW OF PLAN ELEMENTS (SUMMARY)

Environmental Site Delineation

Sensitive Areas, Topography, Drainage, Floodplains, Waterways, Natural Features

A floodplain management is exempt from the requirements of Chapter 153 of the Carroll County Code (County Code). There are no identified wetland areas, or streams on the site nor are there any rare or endangered species known to exist on the site. The plan was reviewed for impact to Water Resources per Chapter 154 of the (County Code) and found to be in compliance.

Forest Conservation

Forest Conservation Requirements are except, the cumulative disturbance is less than 40,000 sq. ft. under chapter 150 of the Carroll County Forest Conservation code.

Site Layout and Design

The existing site includes 8 existing buildings, 2 horizontal concrete silo's and over 80,000 sq. ft of existing mis-matched surface's will be completely resurfaced.

The parking areas are spread out among the existing buildings to provide spaces were needed.

Dimensional Requirements/Bulk Standards

Density, lot area and setback requirements

The size of this parcel and the large forest conservation easements to the North and all the buildings are existing, these bulk requirements are being meet.

§112-47 Building Height Regulation. No building in the I District shall exceed three stories or 45 feet in height.

The existing structures on the property do not exceed 28'-0" as per the plan that was review S-20-0020.

Building footprints/Architecture/Building Lighting

As previously mentioned, this site plan is of existing buildings, building footprints are all existing. In addition, the architectural elevations are all existing, in addition all exterior light will be all existing.

Parking Areas

The proposed site plan provides 36 spaces (that include 2 handicap spaces) and 3 loading spaces. The total interior square footage of the building requires 36 spaces which have been provided. The site will have two access points along Back Acre Circle. Required parking for the proposed development is required under the provisions of Town Code Section 112-7.

§112-18 Outdoor Lighting and Requirements and Restrictions

All existing lighting will remain, if any additional light is to be installed on the site or any building it first must receive the Town Zoning Administrator or Planning Commission approval.

Open spaces/Amenities

There is no requirement for open space for this site development.

Pedestrian Circulation and Safety/Walkways

Sidewalks will be installed along the street frontage in accordance with the subdivision plan for Twin Arch Business Park Section Four.

Landscaping/Buffering

A total of 18.0 planting new units have been provided, specific species of planting units have been indicated on Sheet 5 of 5. The Owner has also planted 15 Leyland Cypress toward the East side of the property in the recent past.

Stormwater Management

Stormwater Management requirements are except total disturbance does not exceed 5000 square feet.

Retaining Walls and Fencing

No retaining walls are proposed as part of this site plan.

Signage

At this time, proposed signage is not delineated as a decision has not been determined for signage. Signage will be addressed by a separate sign permit if the company wants to provide any sign for this parcel.

Trash enclosures, Mechanical Equipment, Screening Devices

No dumpster is shown on this site plan., if in the future dumpster and are needed approval for the location and proper screening will need to meet the Town of Mount Airy standards.

Road Access/Travel Ways/ Means of Ingress and Egress/Internal Circulation

Site access will be a Main entrance from Back Acre Circle. The site design provides a 24' drive aisle width for internal circulation.

Street Design/Road Width

The subject site will not create any public streets or roadways.

Water Service and Sewer Service

The site is to be served by public water and sewer and is classified W-1, S-1 in the Carroll County Water and Sewer Master Plan as part of the allotted usage of 1,026 gpd for industrial.

Adequate Public Facilities

§ Chapter 25: Adequate Public Facilities:

Town Code Section §25-4 – Certification of Facilities provides that “The Planning Commission shall review the adequacy of public facilities at the development plan submission states as set forth in [25-4(B)]. As guided by the Town Code, the term “public facilities” or “facilities” shall mean, or applies to the following:

1. **APFO Water –Adequate.** ~~The proposed project is part of the pipeline development without additional water needed. The current quantity of water source/treatment availability from the Town of Mount Airy water system, prior to adding the quantities of this project, are considered inadequate. Current elevated water storage is adequate.~~ **The water allocation has been approved for this project.**
2. **APFO Sewer – Adequate.** The current quantity of wastewater treatment availability is adequate. Sewer collection system but is presumed to be adequate at this time.
3. **Schools (for residential, non-senior housing only) – Not Applicable to this project**
4. **APFO Roads and Traffic Control Devices – Adequate.** The project did not require a traffic impact study due the size and use on the property.
5. **Fire and Rescue services – Adequate.** The Mount Airy Volunteer Fire Company (MAVFC) has approved the site design and layout and public safety considerations of the plan. The certification of adequacy is pending. Installation of a new fire hydrant on the property is part of this site plan.

6. **Police Services – Adequate.** The Mount Airy Police Department (MAPD) has been contacted for APFO a verbal was given, the certification of adequacy is pending.
7. **APFO Parks and Open Space –Not Applicable to this project.**

Recommendations/Actions:

Staff recommends: Planning Commission grant conditionally approve the Concept / Final site plan for Lot15, Twin Arch Business Park Section Four for King's Sport Construction with the following 6

Conditions of Approval.

- All Town and County comments need to be addressed prior to any grading permit being approved and signed off by Town of Mount Airy staff.
- Provided all legal documents, Easements, PWA, and bonding prior to any grading permit/building permit approval.
- All Related materials to the recycling of turf fields be stored in waterproof bags or stored under cover from exposure to the weather.
- ~~Removal of the above ground fuel storage container from the corporate limits.~~ (No above ground fuel storage tank was found on the property during a site inspection 7-26-2021 by John Breeding. No fuel storage tanks will be allowed on this property unless approved by the Planning Commission through an Amended Site Plan process.)
- The understanding that no residential use will be allowed on this parcel moving forward with this change of use.
- That all existing wells and septic systems will need to be abandoned and capped and inspected by the Carroll County Health Department. Provide the Town of Mount Airy with the report from a licensed well driller and the Carroll County Health Department.
- Provide a new fire hydrant as shown on the site plan S-20-0020 to meet the APFO for Fire Services.

Meeting Attendance

Commission Members

Roxanne Hemphill - Chairperson
Bill Butts – Vice Chairman
Leslie Dickinson
Lindey Camerata
Scott Sirchio
Martina Hatley
Karl Munder– Council Liaison

Town Staff

John Breeding - Director of Planning &
Zoning
Barney Quinn - Town Engineer/Inspector
Debra Clinton - Planning & Zoning
Review Coordinator

Commission Members Absent

Others

Thomas McCarron – Town Attorney

1. CALL TO ORDER

The meeting was called to order at 7:01p.m. by Roxanne Hemphill who also led the Commission in the Pledge of Allegiance.

2. APPROVAL OF MINUTES

MOTION: Bill Butts moved to approve the minutes for May 24, 2021. Seconded by Scott Sirchio. Vote: 5-1, Roxanne Hemphill abstained, none opposed.

3. CITIZEN COMMENTS (for items not on the agenda)

None

4. CARROLL /FREDERICK COUNTY PLANNERS

Carroll County Planner – Hanna Weber – Hanna updated the Planning Commission on the Residential Text Amendment. The County may start taking votes on it in the August business meeting. The fall Water and Sewer amendment cycle is opening on August 2, 2021. Any properties the town wants to add to the W&S Master Plan, the paperwork is due on August 2, 2021.

Frederick County Planner – Tim Goodfellow – Tim was not in attendance.

5. SITE PLANS/ SUBDIVISIONS/ DEVELOPMENT PROJECTS

S-20-0020, Twin Arch Business Park, Section 4, Lot 15 – Concept/Final Site Development Plan – King Sports Construction

Roxanne Hemphill read the staff report, prepared by John Breeding, into the record. Roxanne Hemphill motioned to conditionally approve the S-20-0020, Twin Arch Business Park, Section 4, Lot 15 – Concept/Final Site Development Plan – King Sports Construction.

Subject to the following conditions:

1. All town and county agency comments shall be addressed prior the submittal of the mylar for circulation, signatures, and grading permit.
2. Provided all legal documents, easements, public works agreement, and bonding to be recorded with Carroll County Land Records prior to grading and building permit approval.
3. All related materials to the recycling of turf fields be stored in waterproof bags or stored under cover from exposure to the weather.
4. Removal of the above ground fuel storage container from the Town of Mount Airy corporate limits.
5. The understanding that no residential use will be allowed on this parcel moving forward with this change of use.
6. That all existing wells and septic systems will be abandoned, capped, and inspected by the Carroll County Health Department. Provide the Town of Mount Airy with the report from the licensed well driller and the Carroll County Health Department.
7. Installation of a new fire hydrant on the property.

Seconded by Bill Butts. Vote: All in favor, none opposed.

6. NEW BUSINESS

➤ None

7. INTRODUCTION/ DISCUSSION/ RECOMMENDATION

- **Ordinance 2021-16 Proposed Text Change §25-5 Adequate Facilities**
Roxanne Hemphill motioned to give a positive recommendation of ordinance 2021-16 to the Town Council. Scott Sirchio seconded. Vote: 4-2, Lindey Camerata - Nay, Leslie Dickinson - Nay
- **Ordinance 2021-17 Proposed Text Change §25-3 Zoning Map Amendment (Tap Map, Grid, Parcel0 (75,11,4) & (601,9,1423) to MXD –** Roxanne Hemphill moved to table the decision on 2021-17. This will be discussed at the August 30, 2021, planning commission meeting and will be first on the agenda. Seconded by Leslie Dickinson. Vote 5-1, Scott Sirchio - Nay.
- **Ordinance 2021-18 Proposed New Code Section §112-19.1 Wireless Facilities – Related to all zoning districts –** Roxanne Hemphill moved to table the decision on 2021-18. This will be discussed at the August 30, 2021, planning commission meeting. Vote: All in favor, none opposed.

8. REPORTS/OTHER BUSINESS/WORK PLAN ITEMS

➤ **Zoning Administrator Report**

The Town Zoning Administrator approved 29 permits with a revenue of \$24,158.56 for the month of June 2021.

➤ **Council Liaison Report**

None

➤ **Other Business**

2023 Town Master Plan – The next work session is scheduled for Thursday, August 5, at 6:00 p.m. This work session will be held at the Town Hall.

10. **FUTURE ITEMS**

➤ **Next Planning Commission Meeting Date**

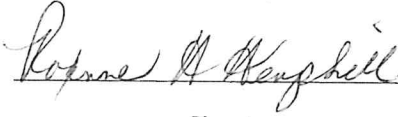
Monday, August 30, 2021, at 7:00 p.m. This meeting will be held at the Town Hall, or tbd.

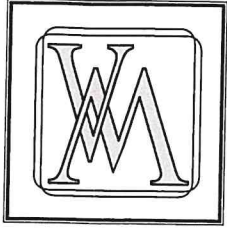
11. **ADJOURNMENT**

- Bill Butts motioned to adjourn. Seconded by Leslie Dickinson. Vote: All in favor, none opposed. Roxanne Hemphill, Chairperson, adjourned meeting at 9:11 p.m.

Submitted by Roxanne Hemphill

Prepared by Debra Clinton


Signature



VANMAR
ASSOCIATES, INC.

Engineers • Surveyors • Planners

310 South Main Street, P.O. Box 328, Mount Airy, Maryland 21771

(301) 829-2890
(301) 695-0600

(301) 831-5015

(410) 549-2751
Fax (301) 831-5603

June 8, 2022

Mr. John Breeding
Director of Planning and Zoning
Town of Mount Airy
110 South Main Street, P.O. Box 50
Mount Airy, MD 21771

RE: Lot 15
Twin Arch Business Park
Building Permit Plan

Dear Mr. Breeding:

The large shed on the Lot 15, Twin Arch Business Park, was beginning to show signs of deterioration as portions of the wall was beginning to buckle. The Lot 15 Owner, King Sports Construction demolished 5,000 SF (50' wide x 100' long) of the existing 7,525 SF building. There are planning to construct in its place a 70' wide x 100' long metal building. The owners submitted a Building Permit to Carroll County for the replacement metal building and have received various agency signoffs on the Building Permit. This includes Bureau of Resource Management for stormwater management and Grading. A SWM surety will be posted with the County prior to the final signoff by Grading. Once the Building is constructed, the Owners will then complete the bituminous concrete paving as shown on the approved Lot 15 Site Plan. The Lot 15 Owners request approval and processing of the Building Permit.

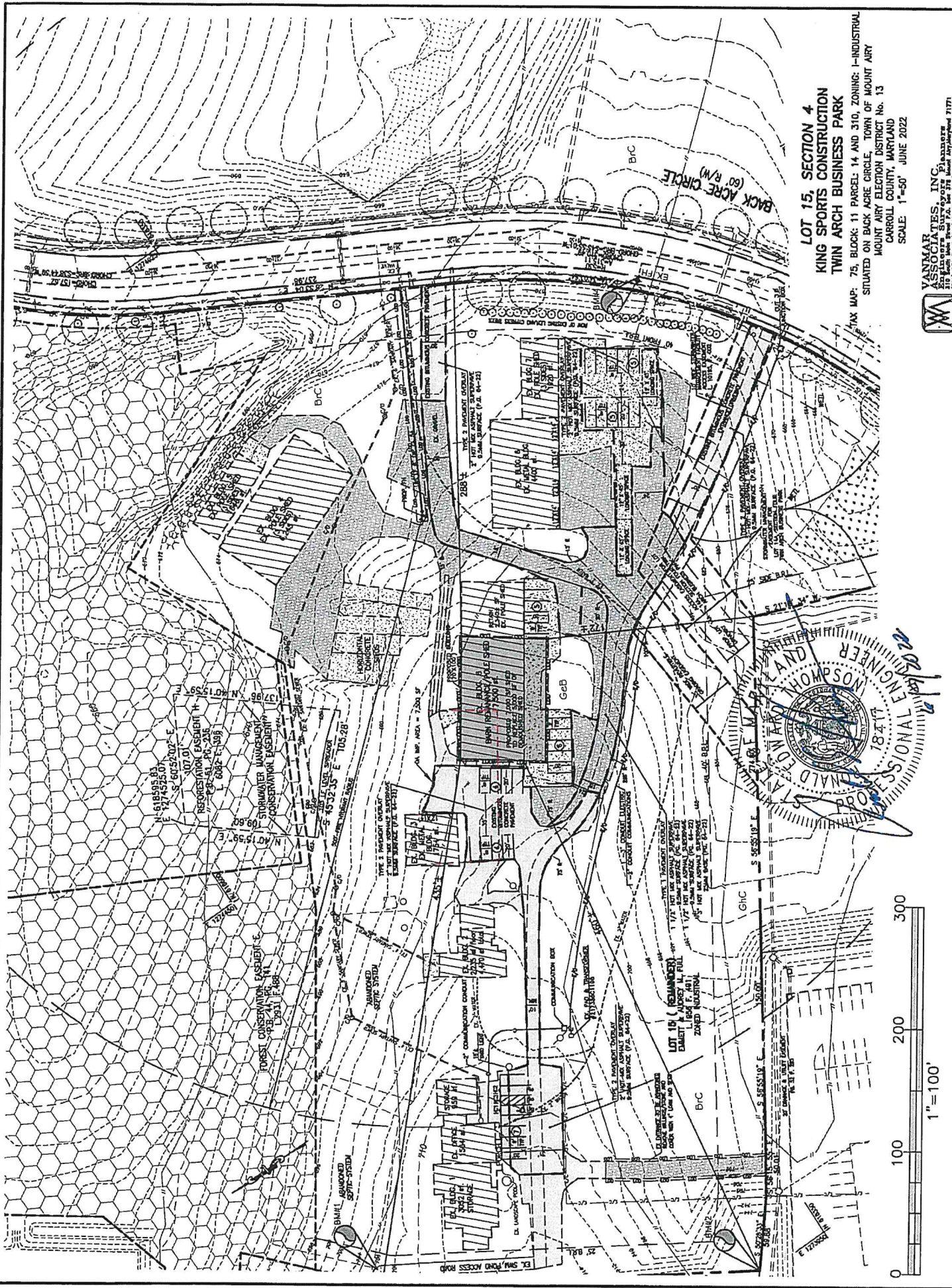
We look forward to approval of this request.

Thank you.

Sincerely,

VANMAR ASSOCIATES

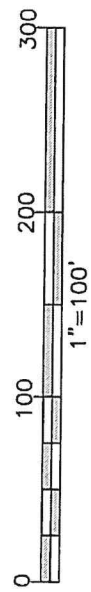
Ronald E. Thompson, PE

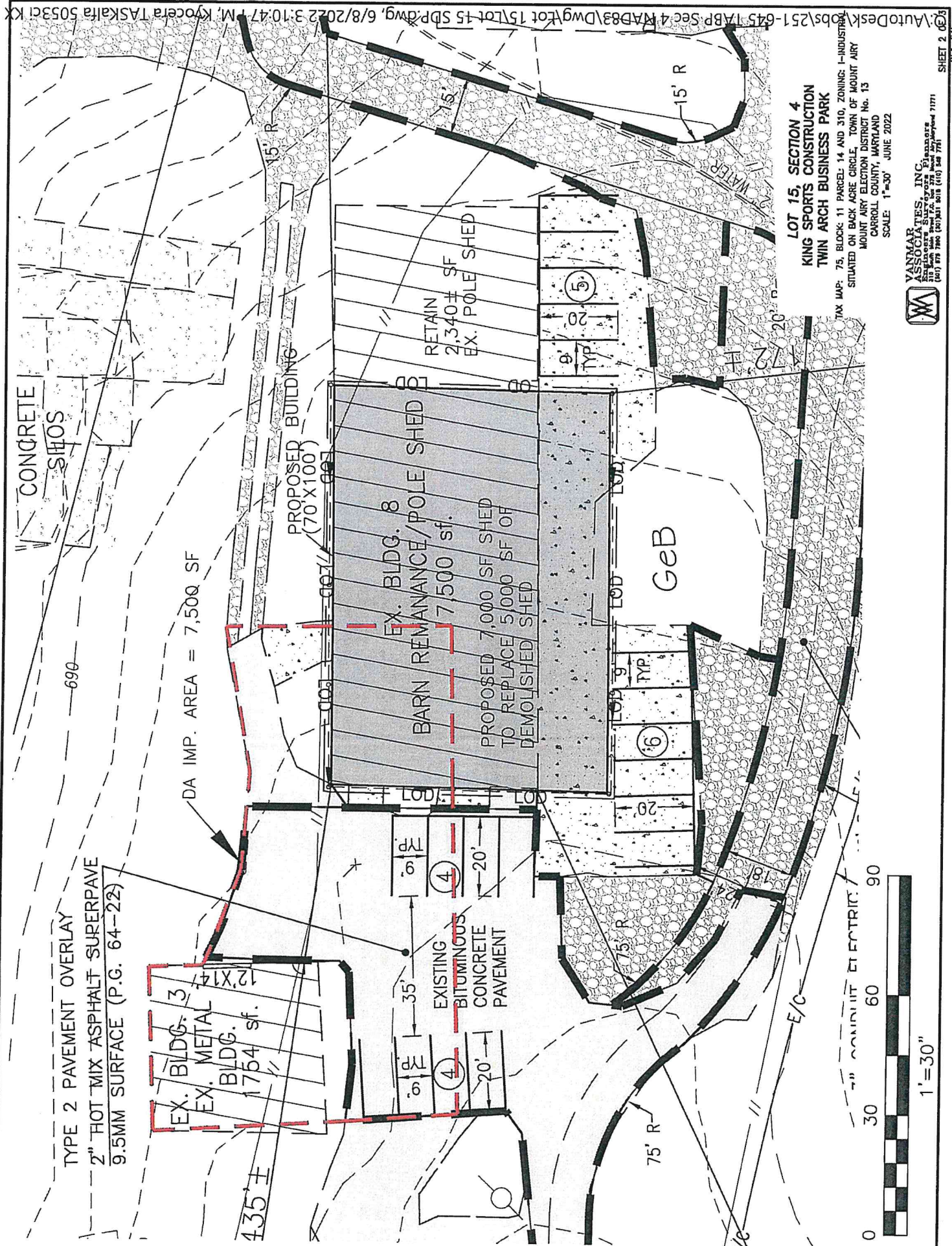


**LOT 15, SECTION 4
KING SPORTS CONSTRUCTION
TWIN ARCH BUSINESS PARK**

MAX MAP: 75, BLOCK: 11 PARCEL: 14 AND 310, ZONING: I-INDUSTRIAL
SITUATED ON BACK ACRE CIRCLE, TOWN OF MOUNT AIRY
MOUNT AIRY ELECTION DISTRICT No. 13
CARROLL COUNTY, MARYLAND
SCALE: 1"=50' JUNE 2022

VANMAR ASSOCIATES, INC.
PLANNERS
ARCHITECTS
SURVEYORS
LANDSCAPE ARCHITECTS
(MD) 875 7260 (TOLL) 8415 (110) 848 7751





TYPE 2 PAVEMENT OVERLAY
 2" HOT MIX ASPHALT SUPERPAVE
 9.5MM SURFACE (P.G. 64-22)

DA IMP. AREA = 7,500 SF

PROPOSED BUILDING
 (70'x100')

EX. BLDG. 8
 BARN REMNANCE/POLE SHED
 7,500 sf.

PROPOSED 7,000 SF SHED
 TO REPLACE 5,000 SF OF
 DEMOLISHED SHED

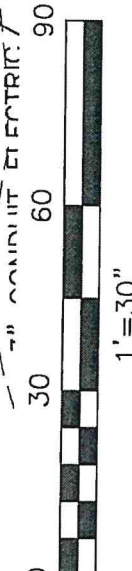
RETAIN
 2,340± SF
 EX. POLE SHED

EXISTING
 BITUMINOUS
 CONCRETE
 PAVEMENT

GeB

LOT 15, SECTION 4
KING SPORTS CONSTRUCTION
TWIN ARCH BUSINESS PARK
 TAX MAP: 75, BLOCK: 11 PARCELS: 14 AND 310, ZONING: I-INDUSTRIAL
 SITUATED ON BACK ACRE CIRCLE, TOWN OF MOUNT AIRY
 MOUNT AIRY ELECTION DISTRICT No. 13
 CARROLL COUNTY, MARYLAND
 SCALE: 1"=30' JUNE 2022

VANMAR ASSOCIATES, INC.
 ENGINEERS, SURVEYORS, PLANNERS
 1100 E. 10TH STREET, SUITE 100
 MOUNT AIRY, NC 27030
 (704) 799-7800 (FAX) (704) 799-7801

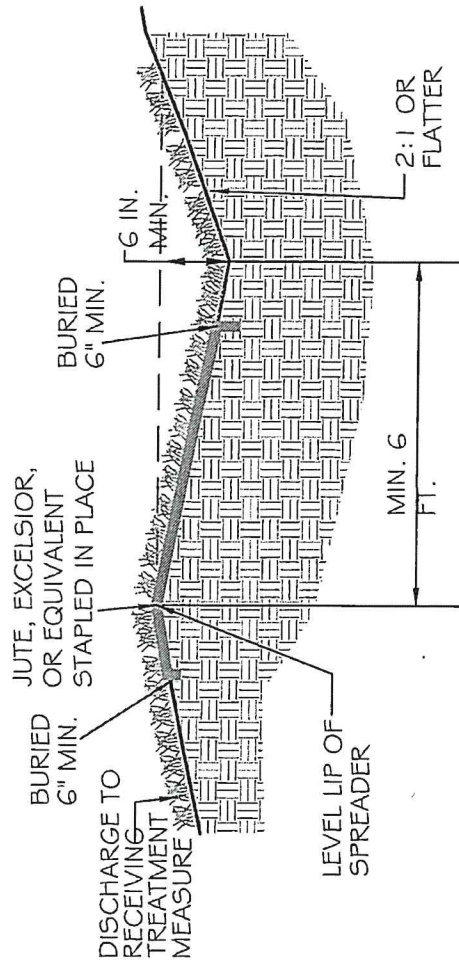


SWM Treatment Site Design Summary							
ESD # AND TYPE	DA (AC)	IA (Ac)	%IA	Rv	Maximum		Provided
					PE(in)	ESDv(ft3)	ESDv (ft3)
1 Sheet Flow to Conservation Area	0.16	0.16	100	0.95	1.0	554	554
		Total ESDv Provided					554
		ESDv Required		-		554	

Where:			
SF	AC	554	ft³
BUILDING	7000	1.00	inch
		0.95	
	A (Impervious Area) =	0.16	AC

BUILDING	SF	AC		
	7000	0.16		
			ESDv =	554 ft ³
			Pe =	1.00 inch
			Rv =	0.95
			A (Imperious Area) = 0.16 AC	

NOTE: New Building Impervious area (7,000sf) will be treated by 40' length Level Spreader



ALTERNATIVE LEVEL SPREADER WITH VEGETATED LIP
NOT TO SCALE

DESCRIPTION	LEVEL SPREADER	
	*INSPECTION DATE	APPROVAL DATE
1. GRADE VEGETATED LEVEL SPREADER		
2. INSTALL SOD ON DISTURBED LEVEL SPREADER AREA.		
3. ENGINEER SHALL SUBMIT THE AS BUILT CERTIFICATION WITHIN 60 DAYS OF COMPLETION		

CONTACT THE PROFESSIONAL ENGINEER RONALD E. THOMPSON @ VANMAR ASSOCIATES - (301-829-2890) 24 HOURS PRIOR TO START OF CONSTRUCTION

1. MOW REGULARLY

2. INSPECT FOR RUTTING AND REPAIR.

**LOT 15, SECTION 4
KING SPORTS CONSTRUCTION
TWIN ARCH BUSINESS PARK**

TAX MAP: 75, BLOCK: 11 PARCEL: 14 AND 310, ZONING: I-INDUSTRIAL
SITUATED ON BACK ACRE CIRCLE, TOWN OF MOUNT AIRY
MOUNT AIRY ELECTION DISTRICT No. 13
CARROLL COUNTY, MARYLAND
SCALE: 1"=30' JUNE 2022

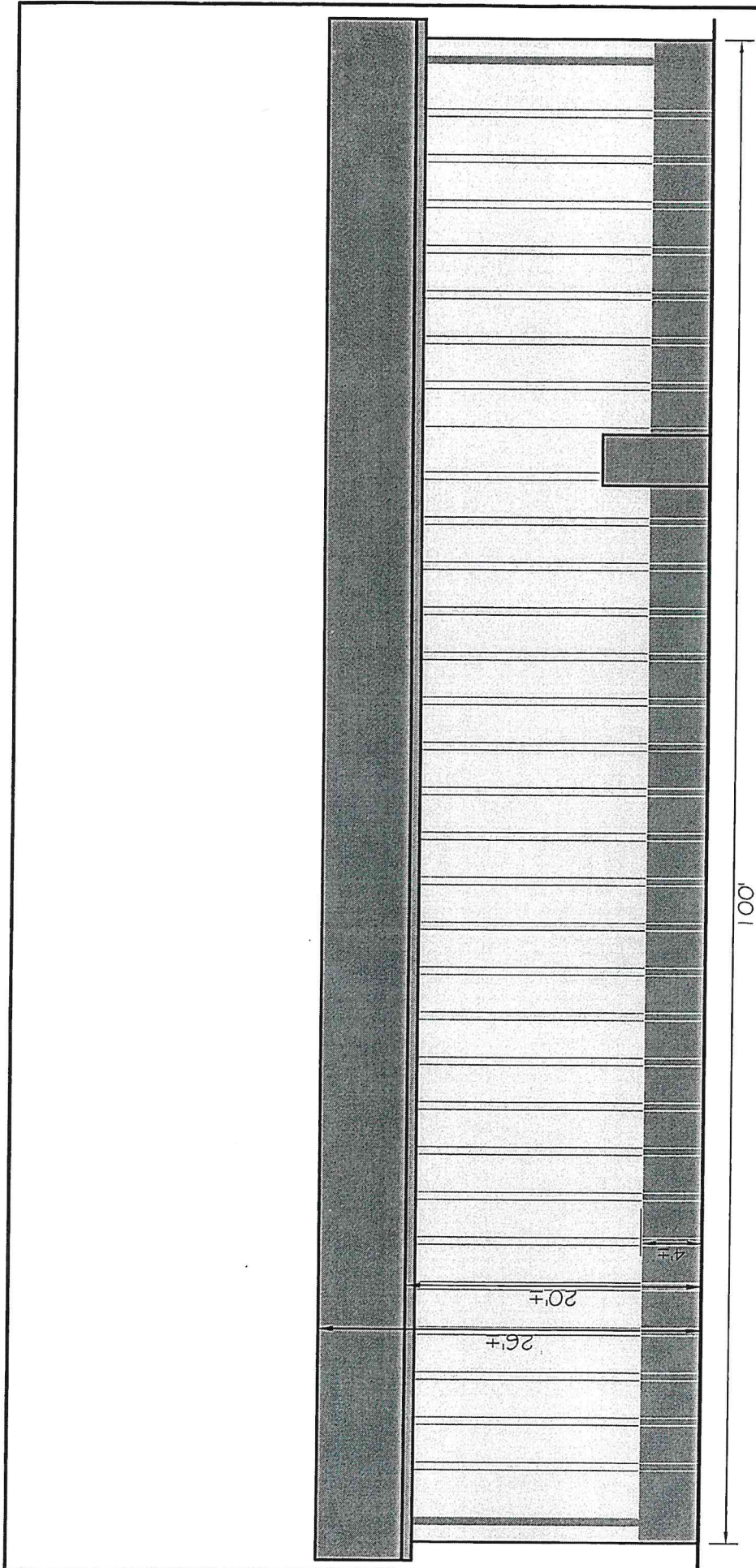




STEEL ROOF
SIDING
DOORS / FRAMING &
4' LOWER SIDING
OVERHEAD DOORS



Q:\AutoDesk\Jobs\251-645\A3H Sec 4\NAU03\Uing\Lot 15\Lot 15 SDP ARCH.dwg, 6/9/2022 8:53:03 AM, Kyocera TASKALIA SUBSET KX COLOR.pct3



REAR ELEVATION - NORTH

EXTERIOR COLOR SELECTIONS

- STEEL ROOF = DARK GRAY
- SIDING = ASH GRAY
- DOORS / FRAMING # = CHARCOAL GREY
- 4' LOWER SIDING = WHITE
- OVERHEAD DOORS

LOT 15, SECTION 4
 KING SPORTS CONSTRUCTION
 TWIN ARCH BUSINESS PARK
 PRE BUILDING REPLACEMENT
 TAX MAP: 75, BLOCK: 11 PARCEL: 14 AND 310, ZONING: I-INDUSTRIAL
 SITUATED ON BACK ACRE CIRCLE, TOWN OF MOUNT AIRY
 MOUNT AIRY ELECTION DISTRICT No. 13
 CARROLL COUNTY, MARYLAND
 SCALE: 1"= 10' JUNE 2022

SHEET 5 OF 7



VANMAR ASSOCIATES, INC.
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 (301) 879 7800 (301) 831 5013 (410) 348 7731



